

## **MINUTES OF THE COMMUNITY REDEVELOPMENT AUTHORITY**

A meeting of the Community Redevelopment Authority was held on August 20, 2021 at 8:30 a.m. in the City Hall Conference Room, 400 Ella Street, Beatrice, Nebraska.

### **ROLL CALL**

Attending: Committee Members: Bornemeier, Kennedy, Lee, Zarybnicky

Absent: deKoning

Chairman Kennedy announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

### **CONSENT AGENDA**

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of July 27, 2021.

Moved by Bornemeier, seconded by Zarybnicky, that the items on the consent agenda be approved.

Roll Call: Yea: Bornemeier, Kennedy, Lee, Zarybnicky

Nay: None

**MOTION CARRIED.**

### **RESOLUTIONS**

#### **Resolution Number 21-13 executing the First Amendment to Redevelopment Contract with Northgate Campus One, LLC.**

Tobias J. Tempelmeyer, City Administrator/General Manager, explained to the Authority that this Redevelopment Project involves Rare Earth Salts which is located just north of the Beatrice Community Hospital. Tempelmeyer further explained that this project has always involved two (2) parcels: the west parcel was developed to house the Rare Earth Salt facility; and the east parcel remained undeveloped.

Tempelmeyer stated that Northgate recently replatted the east parcel, increasing the size of the parcel. Tempelmeyer explained that since the replat involves adding more property to the Redevelopment Contract, this likely constitutes a substantial change which requires a public hearing before the City Council and the Authority's approval to amend the legal description.

Tempelmeyer advised that despite the increase in the parcel's size, amending the legal description would have no significant impact on the Redevelopment Project since the parcel has remained undeveloped all projected tax revenue to be generated has always been based on the west parcel.

Tempelmeyer reported that the City Council approved and consented to the proposed amendment at the most recent City Council meeting.

Moved by Lee, seconded by Zarybnicky, to approve Resolution Number 21-13 executing the First Amendment to Redevelopment Contract with Northgate Campus One, LLC.

Roll Call: Yea: Bornemeier, Kennedy, Lee, Zarybnicky  
Nay: None

MOTION CARRIED.

#### **PUBLIC FORUM**

No one appeared at public forum.

#### **DISCUSSION/REPORTS**

There were no discussions/reports.

#### **ADJOURNMENT**

Moved by, Zarybnicky seconded by Bornemeier, that the meeting be adjourned at 8:40 a.m.

Roll Call: Yea: Bornemeier, Kennedy, Lee, Zarybnicky  
Nay: None

MOTION CARRIED.